



HODSONS



ASKING PRICE

£280,000

Pugneys Avenue

Wakefield, WF4 3FT



PROPERTY SUMMARY

A modern three-storey semi-detached home in the popular village of Crigglestone, offering versatile living space ideal for growing families. Featuring a dining kitchen with French doors, converted garage providing two additional ground-floor rooms, a first-floor lounge, four bedrooms including a top-floor master with en suite, off-road parking and an enclosed rear garden. Well placed for local amenities, schools and commuter links.

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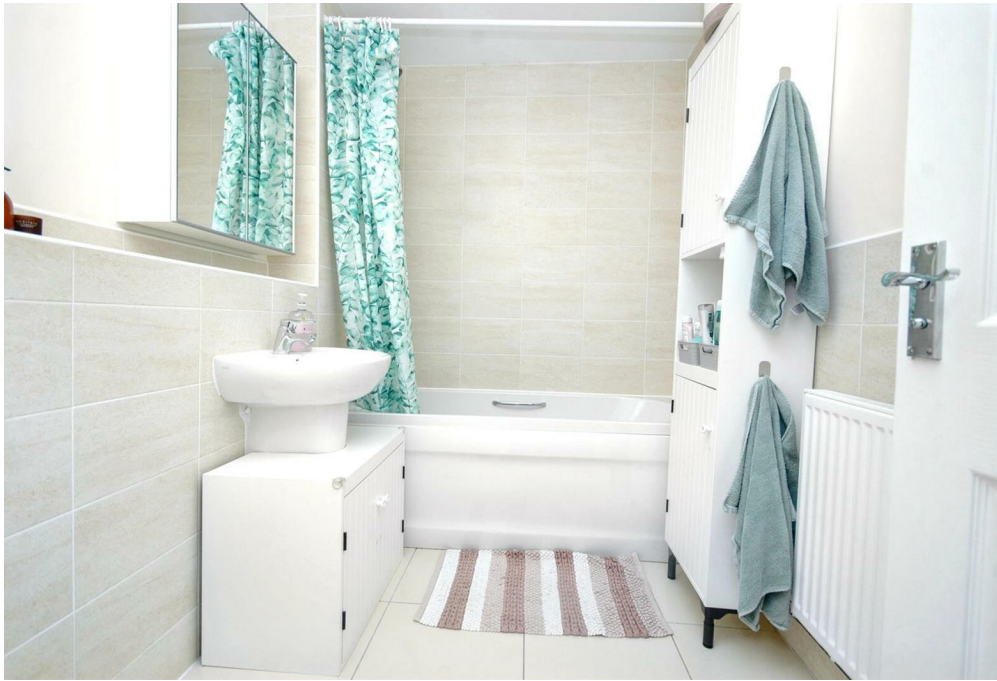
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LOCAL AUTHORITY

Wakefield

TENURE

Freehold

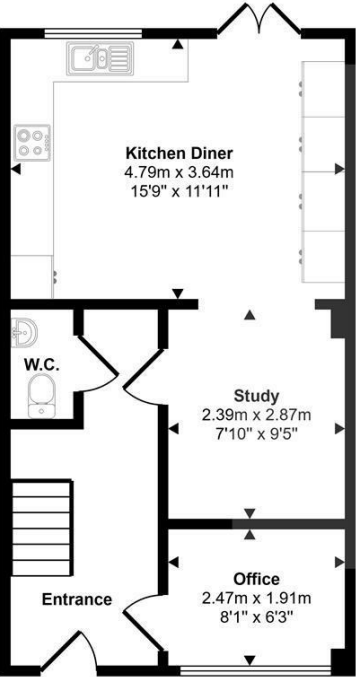
COUNCIL TAX BAND

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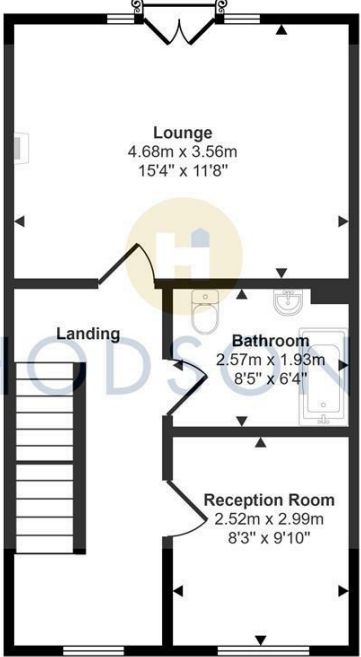
VIEWINGS

By prior appointment only

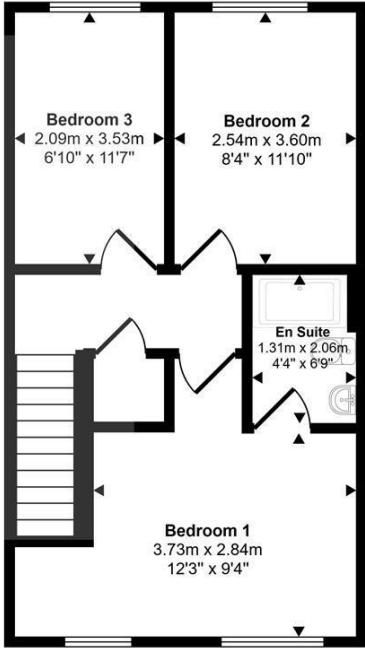
Approx Gross Internal Area
125 sq m / 1341 sq ft



Ground Floor
Approx 41 sq m / 446 sq ft



First Floor
Approx 41 sq m / 443 sq ft



Second Floor
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS
01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk